Provo City Planning Commission

Report of Action

November 13, 2019

*Item 3 Derrick Tornow requests a Zone Change from Residential Conservation (RC) to High Density Residential (HDR) for approximately .4 acres of property, located at 688 N 100 W. and Medium Density Residential (MDR) at 650 N 100 W and 69 W 700 N. North Park neighborhood. PLRZ20190173

The following action was taken by the Planning Commission on the above described item at its regular meeting of November 13, 2019:

RECOMMENDATION FOR APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Maria Winden
Second By: Robert Knudsen
Votes in Favor of Motion: Maria Winden, Robert Knudsen, Shannon Ellsworth, Laurie Urquiaga, Dave Anderson,
Dave Anderson was present as Acting Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED
The property to be rezoned to the High Density Residential (HDR) Zone and Medium Density Residential Zone (MDR) is shown in the attached Exhibit A.

RELATED ACTIONS
Concept Plan (PLCP20190158) was approved by the Planning Commission at the November 13, 2019 hearing.

DEVELOPMENT AGREEMENT
Does not apply at this stage of review or approval.

STAFF PRESENTATION
The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

- CRC approval received.

NEIGHBORHOOD MEETING

- A neighborhood meeting was held. The neighborhood chair informed staff that he was in favor.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- A letter was received by a resident that could not attend the public hearing. A copy was provided to the Commissioners and the Chair summarized the concerns of changing the zoning.
- A neighboring resident was supportive of the proposal as it would help improve the area from its current condition and have a positive impact.
- The design of the building has personality and does not appear to be cheap to construct.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

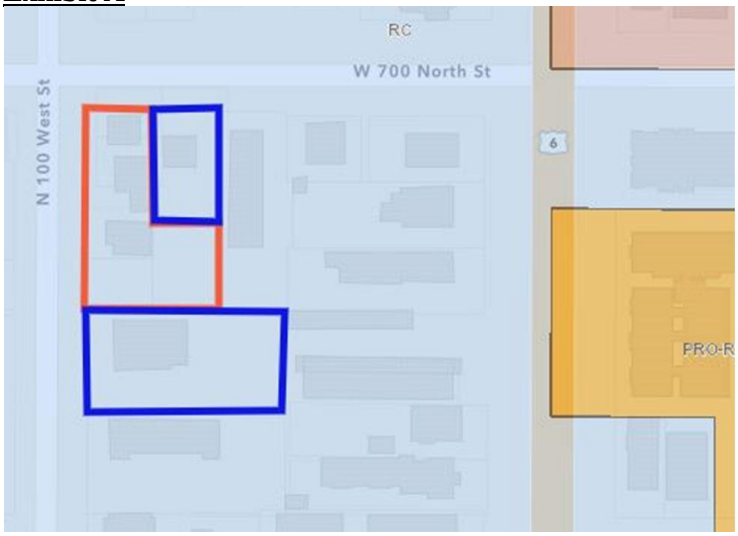
- The older homes would need a lot of work and it would be better to update these parcels with a better product to meet the market demands especially with its proximity to the BYU campus.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The properties to become MDR would stay the same and the landscaping requirements would not change as those are already built and no changes are being proposed.
- There are currently four units on these properties to become HDR and twenty units are being proposed.
- This is good development from a land use perspective.
- This type of zoning typically brings a lot of one-bedroom units into the city and Provo has its fair share of this development type.

Exhibit A



Proposed HDR

Proposed MDR

Planning Commission Chair

Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees, to the Development Services Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS